



City Plan Commission Minutes

Hearing Date: December 4, 2024

414 E 12th Street, 10th Floor, Council Committee Room
Kansas City, Missouri 64106
kcmo.org/planning

Docket Item: C1

CD-CPC-2024-00154 A request to approve a project plan in district B3-2 (commercial) to allow for the construction of an office and medical office building on about .5 acres generally located at Benton Boulevard and East 31st Street.

Applicant: Justin Kaden of HOK

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C2

CLD-FnPlat-2024-00023 A request to approve a Final Plat in District B1-1/B3-3 (Neighborhood/Community Business) on about 4 acres generally located at the southeast corner of Northeast Barry Road and North Brighton Avenue creating two (2) lots for the purpose of a commercial development.

Applicant: Lance Scott of Cook, Flatt & Strobel Engineers, P.A.

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C3

CLD-FnPlat-2024-00027 A request to approve a Final Plat in District R-1.5 to allow for the creation of seven (7) lots and five (5) tracts for residential development on about 15 acres generally located at 8199 NW Milrey Dr.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: C4

CLD-FnPlat-2024-00003 A request to approve a Final Plat in District B3-3 (Business) on about 3 acres generally located at the southwest corner of Northwest Old Tiffany Springs Road and North Ambassador Drive allowing for the creation of a mixed use development on 13 lots.

Applicant: Dalton Signer of Kimley-Horn

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated that this was a consent item and that the staff is recommending approval with conditions. No one appeared for public testimony. Commissioners approved the case with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 1

CD-SUP-2024-00042 A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St.

Applicant: Nick Kratz of HOK

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case; Ahnna Nanoski presented the case and stated that the staff is recommending approval with conditions. The applicant Nick Kratz and Eric Berger appeared and spoke about their requests. For public testimony appeared Jerry Riffle and Matt Abbott whom talked about their concerns. Commissioners discussed the merits of the case and continued the case to December 18, 2024 without fee to allow the applicants to have a meeting with neighbors.

Motion: Continued

Motioned by: Enders

Seconded by: Lynch

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 2.1

CD-CPC-2024-00136 A request to approve a development plan, which also serves a preliminary plat, to allow 5 multi-unit residential buildings in proposed district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 18, 2024. No one appeared for testimony. Commissioners approved to continue the case to December 18, 2024 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 2.2

CD-CPC-2024-00135 A request to approve a rezoning from district UR to district DR-5 on about 1.83 acres generally located at the northwest and northeast corners of E 31st Street and Walnut Street, northeast corner of E 31st Street and Grand Avenue, and northeast corner of E 31st Street and McGee Street.

Applicant: Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 18, 2024. No one appeared for testimony. Commissioners approved to continue the case to December 18, 2024 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-SUP-2024-00043 A request to approve a special use permit for an existing school to add additional impervious vehicular use area in district R-80 on about 9.6 acres generally located at 5704 N Northwood Road.

Applicant: DAVID WOOD of KAW VALLEY ENGINEERING, INC.

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicants David Wood and Jim Rich appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-SUP-2024-00044 A request to approve a special use permit to allow the continued temporary use of one modular building in district R-7.5 on about 10 acres generally located at 7100 N Chatham Avenue.

Applicant: DAVID WOOD of KAW VALLEY ENGINEERING, INC.

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case; Genevieve Kohn presented the case and stated that the staff is recommending approval with conditions. The applicant Ryan Walters appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-SUP-2024-00040 A request to approve a Special Use Permit for a private golf course renovation in an R-7.5 zoning district on about 131.654 acres generally located at 8200 Hillcrest Rd.

Applicant: Mark Lieb of Hufft Projects, LLC

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant Amy Grant appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2024-00045 A request to approve a Special Use Permit to allow for temporary modular buildings on the Brookside Charter School grounds in an R-5 zoning district on about 2.222 acres generally located at 1815 E 63rd St.

Applicant: Andrew Schopen of ACI Boland Architecture

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case; Alec Gustafson presented the case and stated that the staff is recommending approval with conditions. The applicant Dominic Spadafore appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it with conditions.

Motion: Approved with Conditions

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-CPC-2024-00168 Amending Chapter 88, the Zoning and Development Code, by enacting a new section to be known as Section 88-586, Demolition Review, and amending any other necessary sections of Chapter 88.

Applicant:

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Sara Copeland introduced the case; Brad Wolfe presented the case and stated that the staff is recommending approval without conditions. No one appeared for testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-CPC-2024-00128 A request to approve a rezoning from district R-7.5 (Residential 7.5) to district R-1.5 (Residential 1.5) on about 0.47 acres generally located at the southeast corner of East 88th Street and Sycamore Avenue.

Applicant: Leslie Lewis

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 18, 2024. No one appeared for testimony. Commissioners approved to continue the case to December 18, 2024 without fee.

Motion: Continued
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 9.1

CD-CPC-2024-00162 A request to approve an amendment to the Midtown/Plaza Area Plan from Residential Low Density to Mixed Use neighborhood on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street.

Applicant: Katharine Ross of Oppenheimer Law

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Commissioners Absent: Arkin
Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicants Catherine Ross and Keith Andrews appeared and spoke about their requests. For public testimony appeared Christopher Kotch who shared his support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved
Motioned by: Enders
Seconded by: Hasek
Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla
Voting Nay: None
Abstaining: None

Docket Item: 9.2

CD-CPC-2024-00161 A request to approve a rezoning without plan from district R-1.5 (residential 1.5) to district B1-1 (commercial 1) on about 0.16 acres generally located on East 34th Street between Gillham Road and Holmes Street.

Applicant: Katharine Ross of Oppenheimer Law

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case; Larisa Chambi presented the case and stated that the staff is recommending approval without conditions. The applicants Catherine Ross and Keith Andrews appeared and spoke about their requests. For public testimony appeared Christopher Kotch who shared his support. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-CPC-2024-00180 To consider approval of The Block 138 PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 0.84 acres in an area generally bordered by W. 14th Street on the north, West Truman Road on the south, Main Street on the east, and Baltimore Avenue on the west.

Applicant: Pamela Grego of Planned Industrial Expansion Authority

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case; Olofu Agbaji presented the case and stated that the staff is recommending approval without conditions. The applicants David McCroogy, Jim Porter and David Frantze appeared and spoke about their requests. No one appeared for public testimony. Commissioners discussed the merits of the case and approved it without conditions.

Motion: Approved

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-CPC-2024-00166 A request to approve a deannexation (detachment) from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Parkville, Missouri on about 80 acres generally located between NW 52nd Terrace on the south, NW 56th Street on the north and the corporate limits of the City of Parkville on the west.

Applicant: Ed Linnebur of Parkville Economic Development Council

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated that the staff is recommending continuance with fee to December 18, 2024. No one appeared for public testimony. Commissioners approved to continue the case to December 18, 2024 with fee.

Motion: Continued - With Fee

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 12.1

CD-CPC-2024-00104 A request to approve a rezoning from District UR (Urban Redevelopment) to R-2.5 (Residential) on about 1.8 acres generally located at the northeast corner of Brooklyn Ave and E 20th St.

Applicant: John DeBauche of Land Bank of Kansas City, MO

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance off docket with fee. No one appeared for testimony. Commissioners approved to continue the case off docket with fee.

Motion: Continued - Off Docket

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 12.2

CD-CPC-2024-00123 A request to approve an area plan amendment for the Heart of the City Area Plan from Residential Low Density to Residential Medium Density on about 1.8 acres generally located at the northeast corner of Brooklyn Ave and E 20th St.

Applicant: John DeBauche of Land Bank of Kansas City, MO

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance off docket with fee. No one appeared for testimony. Commissioners approved to continue the case off docket with fee.

Motion: Continued - Off Docket

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-CPC-2024-00152 A request to approve a major amendment to an approved development plan to incorporate new phasing and building layout, in District M2-2 (Manufacturing) to allow for the existing land reclamation, quarry, excavation, asphalt and concrete batch plants, and future office, commercial and warehouse development on about 70 acres generally located at the northwest corner of E. 63rd Trafficway and I-435.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Commissioners Absent: Arkin

Commissioners Recusing: None

Sara Copeland introduced the case and stated staff is recommending continuance without fee to December 18, 2024. Patricia Losiewicz appeared for public testimony. Commissioners approved to continue the case to December 18, 2024 without fee.

Motion: Continued

Motioned by: Enders

Seconded by: Hasek

Voting Aye: Beasley; Crowl; Enders; Hasek; Lynch; Padilla

Voting Nay: None

Abstaining: None
